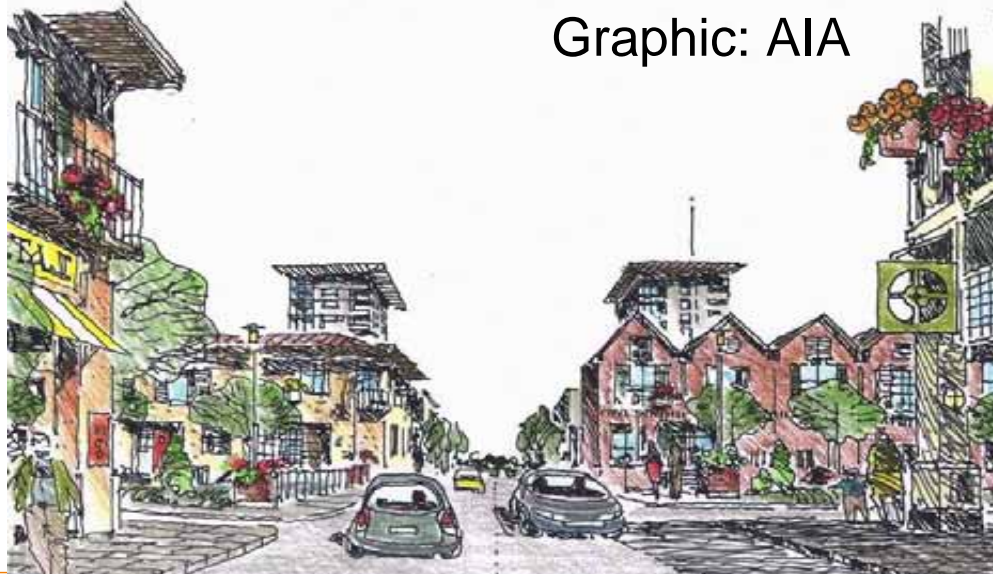


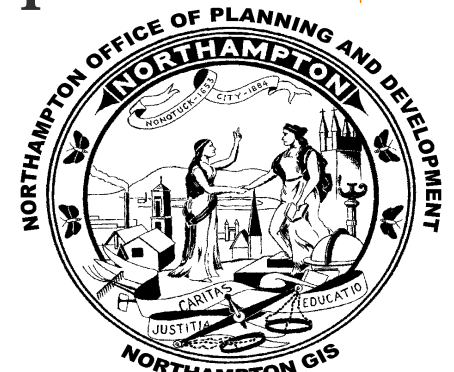
# Non-Zoning Smart Growth Tools



Graphic: AIA

Wayne Feiden, FAICP  
Director of Planning & Development

City of Northampton



# Subdivision Regulations

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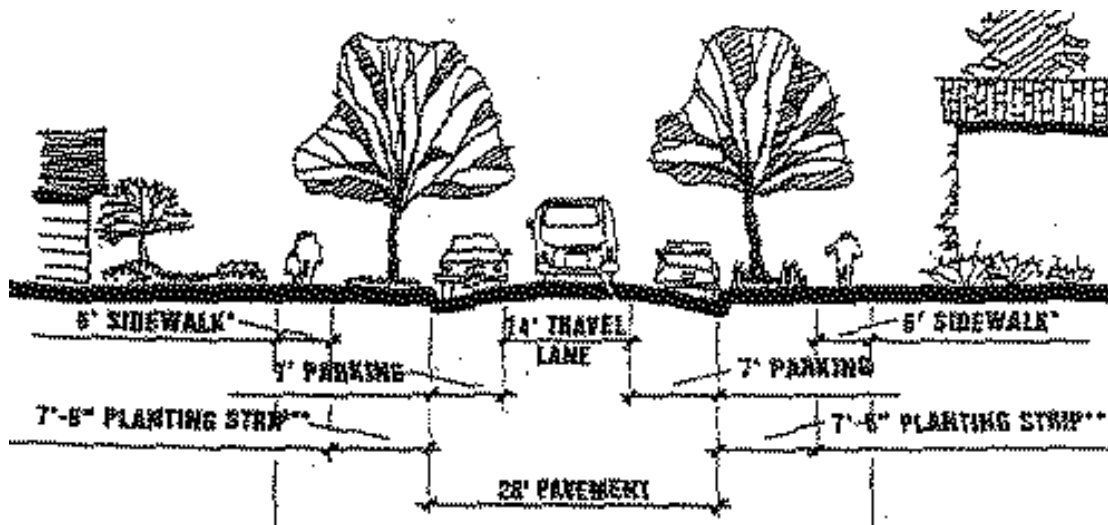
- ▶ Its not just the roads!



- ▶ Announce what you want to cook!



# Subdivision Regulations



- Complete Streets (sidewalks, curbs, bicycle...)

# Subdivision Regulations

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- ▶ Low Impact Development
- ▶ Curbs



# Subdivision Regulations



- ▶ Amphibian-Friendly (curbs, tunnels)

# Subdivision Regulations



## ► Fire Flow



# Subdivision Regulations

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- ▶ Cluster
- ▶ Affordable Housing
- ▶ Open Space
- ▶ Land Use



# Adequate Facilities/Concurrency

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- ▶ Traffic mitigation

- ▶ Fire flow



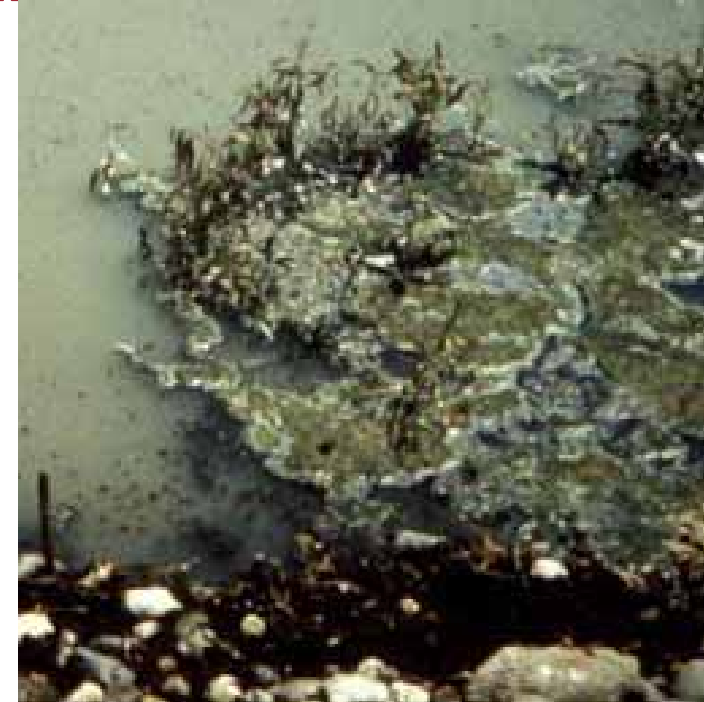
- ▶ Zoning

- ▶ Subdivision Regulation

- ▶ Non-Zoning Bylaws/Ordinances



# Septic System Regulations



- ▶ Nutrients (Nitrogen, Phosphorus)
- ▶ Pathogens
- ▶ Heavy metals and man-made organics

# Septic System Regulations

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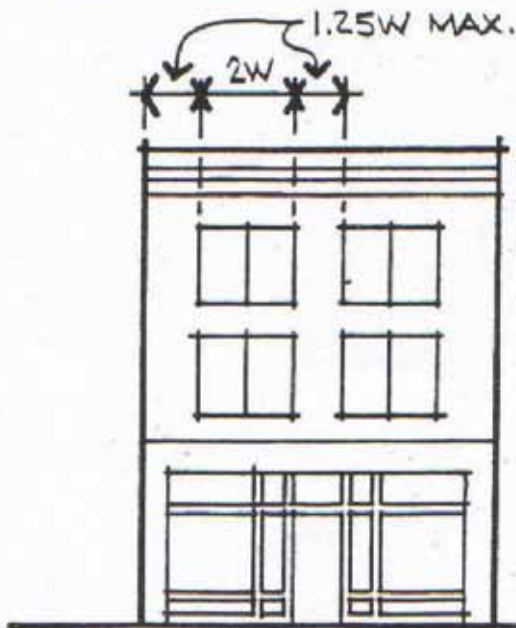
- ▶ Environmental Footprint
  - ▶ Nutrients, inorganics, BOD, etc
- ▶ Land Use Patterns



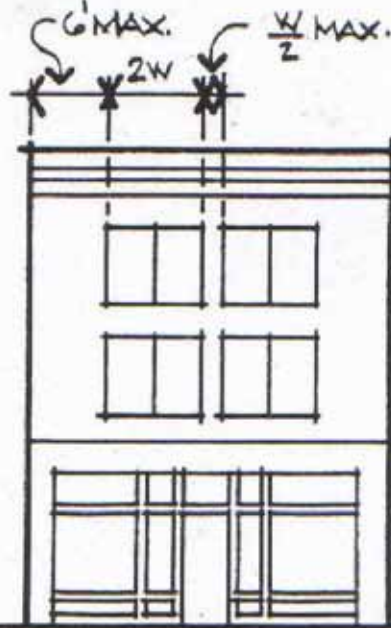


# Architecture & Design Standards

GANGED WINDOWS  
SPACED EVENLY  
LIKE THIS:

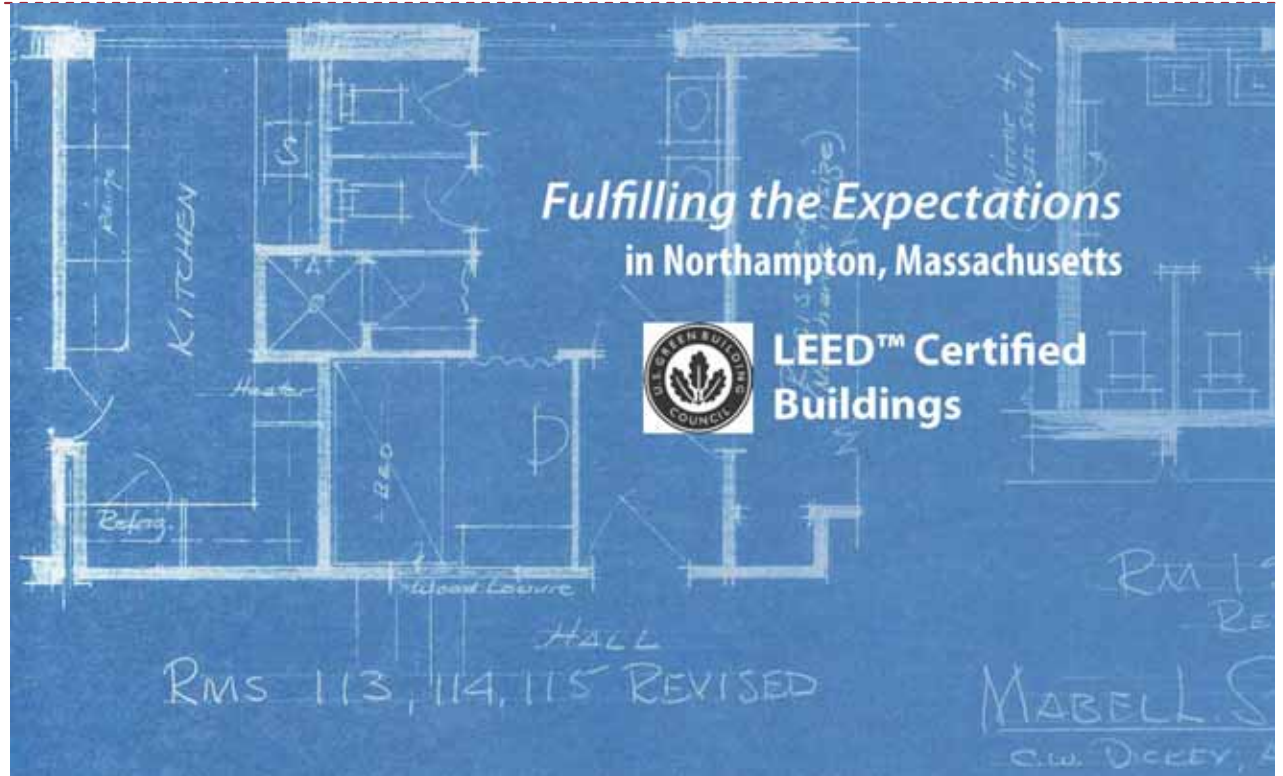


OR GROUPED  
SYMMETRICALLY  
LIKE THIS:



## ► Home Rule Approach

# Municipal Practices



- ▶ LEED™ certified buildings
- ▶ Biodiesel fuels
- ▶ Hybrid vehicles



# Quasi-Regulatory- Brownfields

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## ► Brownfields Redevelopment



# Quasi-Regulatory—Open Space



## ► Limited Development